

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, May 16, 2013 at 6:00 p.m.**, in the **Council Chambers, 280 Grove Street, Second Floor, Jersey City, NJ**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Request for Adjournment:
7. Old Business:

A. Case: Z06-031 Administrative Amendment
Applicant: Acevest, LLC
Address: 217 Bay Street
Attorney: Charles J. Harrington, III, Esq.
Block: 11404 Lot: 6
For: Administrative amendment to eliminate the “Common Area” room at the top floor. All other aspects of the project remain the same, the original approval is for a 5 story, 34 unit building above a 1 story parking garage.

7. Case: Z10-024.1 Site Plan Amendment
Applicant: Kengru Capital, LLC
Address: 190 Christopher Columbus Drive
Attorney: Charles J. Harrington, III, Esq.
Block: 310 Lot: 11.A
Zone: NC Neighborhood Commercial District
For: Amendment to Final Major Site Plan w/ “d” Variance (original approval Feb. 2011) to demolish and reconstruct the rear building into a 5-story building and increase the number of work/live units from 15 to 17.
“d” variances: Height
Carried from the March 21, 2013 meeting

8. Case: Z13-005
Applicant: BGT Enterprises
Address: 377 Fifth Street
Attorney: Robert Verdibello, Esq.
Block: 9901 Lot: 4
Zone: NC Neighborhood Commercial District
For: Construction of a five story, two family house with two parking spaces
“c” variances: Minimum rear yard setback
“d” variances: Use (to permit residential on the ground floor) and Height

9. Case: Z13-007
Applicant: Samuel A. Berman Senior Residence Urban Renewal, LLC
Address: 69 Bentley Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 17702 Lot: 26
Zone: R-1 One and Two Family Housing
For: Construction of a 4-story affordable senior housing project with 37 units
“d” variances: Use and Height

10. Case: Z13-001
Applicant: 30 DeKalb, LLC
Address: 30 DeKalb Avenue
Attorney: Ronald H. Shaljian, Esq.
Block: 13302 Lot: 45
Zone: R-1 One and Two Family Housing
For: Construction of a 3-family house on an irregularly shaped lot
“c” variances: Minimum rear yard setback, Front yard setback, Minimum lot depth
“d” variances: Use

11. MEMORIALIZATION OF RESOLUTIONS

12. Executive Session, as needed, to discuss litigation, personnel, or other matters

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON